

29 MAY 1957

GOVERNMENT STATISTICIAN, BRISBANE.

BULLETIN NO. 17 OF 1957.

BUILDING APPROVALS - MARCH, 1957.

Note.- All figures on the first three pages of this bulletin include particulars of approvals issued by Local Authorities to private builders as well as operations of the Queensland Housing Commission. Particulars of the work proposed to be carried out by other governmental authorities are included in the quarterly and annual figures shown on page 4.

The following table gives particulars of building operations approved in Queensland during the month of March, 1957.

Building Approvals, Queensland, March, 1957.

(Including Queensland Housing Commission, but excluding Other Governmental Operations.)

Local Authority.	Dwellings.				Other Buildings.				All Operations.
	New.		Additions, &c.		New.		Additions, &c.		
	No.	£	No.	£	No.	£	No.	£	
<u>Metropolitan-</u> City of Brisbane ..	235	655,305	284	101,642	54	252,707	37	61,130	1,070,784
<u>South-Eastern-</u> City of Bundaberg ..	5	8,908	10	2,094	1	500	1	80	11,582
Gympie ..	6	11,130	10	2,234	3	12,220	2	1,250	26,834
Ipswich ..	47	97,807	16	3,180	4	19,650	2	800	121,437
Maryborough	10	25,110	14	4,970	2	1,050	3	4,150	35,280
Town of Redcliffe ..	31	60,682	23	9,082	1	5,000	5	725	75,489
South Coast	60	149,421	30	17,743	20	70,625	10	13,060	250,849
Shires	74	169,721	82	20,960	17	17,355	31	17,077	225,113
<u>Total</u>	233	522,779	185	60,263	48	126,400	54	37,142	746,584
<u>Toowoomba & S. West-</u> City of Toowoomba ..	6	15,750	16	3,721	4	28,700	5	3,140	51,311
Warwick ..	2	4,980	4	1,300	-	-	1	50	6,330
Town of Charleville	-	-	-	-	-	-	-	-	-
Dalby ..	3	6,500	8	1,829	-	-	2	2,278	10,607
Goondiwindi	1	2,500	1	1,500	1	11,500	-	-	15,500
Roma ..	-	-	-	-	-	-	-	-	-
Shires	24	47,438	18	5,520	12	18,676	15	10,094	81,728
<u>Total</u>	36	77,168	47	13,870	17	58,876	23	15,562	165,476
<u>Central & Mackay-</u> City of Mackay ..	14	31,607	7	3,665	-	-	2	871	36,143
Rockhampton	9	16,928	25	4,134	2	11,100	8	1,917	34,079
Town of Gladstone ..	1	1,845	2	375	1	750	1	2,500	5,470
Shires	20	47,736	10	2,220	6	9,678	5	4,110	63,744
<u>Total</u>	44	98,116	44	10,394	9	21,528	16	9,398	139,436
<u>Northern-</u> City of Cairns ..	14	37,210	13	2,789	1	1,500	7	2,877	44,376
Charters Trs.	-	-	3	800	-	-	2	1,150	1,950
Townsville	29	73,793	30	7,029	5	13,000	11	7,388	101,210
Town of Bowen ..	3	3,550	-	-	-	-	1	120	3,670
Hughenden ..	-	-	-	-	-	-	-	-	-
Thursday Is.	-	-	-	-	-	-	-	-	-
Shires	47	97,067	68	12,565	19	19,226	36	24,980	153,838
<u>Total</u>	93	211,620	114	23,183	25	33,726	57	36,515	305,044
<u>Total State</u> ..	641	1,564,988	674	209,352	153	493,237	187	159,747	2,427,324

During March, 1957, 641 new dwellings were approved. The total was 45 more than in February, 1957, and the same number as approved during March, 1956. The estimated value of the 641 dwellings approved was £1,565,000, compared with £1,462,100 for the 641 dwellings in March, 1956. Additions and alterations to dwellings at £209,400 were 17.4 per cent. higher than in February, 1957, and 10.6 per cent. above the corresponding total for March, 1956.

Approvals for all work on buildings other than dwellings during March, 1957, valued at £653,000 was the lowest amount recorded since January, 1954, and less than half the figures recorded during February, 1957, or March, 1956. Brisbane's figure of £313,800 accounted for 48 per cent. of the State total, while Town of South Coast and Toowoomba recorded £83,700 and £31,800 respectively.

The next table shows monthly totals for the whole State from March, 1956, to March, 1957.

Building Approvals, Queensland.

(Including Queensland Housing Commission, but excluding Other Governmental Operations.)

Month.	Dwellings.				Other Buildings.				All Operations.
	New.		Additions and Alterations.		New.		Additions and Alterations.		
	No.	£	No.	£	No.	£	No.	£	£
<u>1956.</u>									
March ..	641	1,462,134	701	189,287	177	1,201,422	178	172,797	3,025,640
April ..	948	2,748,377	709	185,681	139	761,486	167	182,295	3,877,839
May ..	743	1,787,273	819	223,266	147	1,072,843	215	265,417	3,348,799
June ..	1,058	2,872,034	711	198,385	197	1,092,249	191	338,083	4,500,751
July ..	710	1,710,074	765	217,256	177	1,114,232	193	211,543	3,253,105
August ..	720	1,737,492	831	230,294	210	1,175,103	207	214,249	3,357,138
September	728	1,694,585	756	252,458	173	1,148,063	199	224,305	3,319,411
October	874	2,092,620	802	253,970	216	1,848,407	211	254,908	4,449,905
November	938	2,332,919	786	226,888	201	1,138,600	199	210,557	3,908,964
December	979	2,909,755	617	154,686	183	811,487	118	129,759	4,005,687
<u>1957.</u>									
January	598	1,481,835	590	154,042	152	777,516	152	154,938	2,568,331
February	596	1,497,893	652	178,294	224	1,214,004	160	113,057	3,003,248
March ..	641	1,564,988	674	209,352	153	493,237	187	159,747	2,427,324

Of the total value of all approvals issued during March, 1957 (£2,427,300), work on dwellings represented 73.1 per cent. (new dwellings 64.5 per cent., and additions and alterations 8.6 per cent.), while work on buildings other than dwellings was 26.9 per cent.

The average estimated costs per dwelling approved in March, 1957, were Brisbane, £2,789; other Cities and Towns, £2,272; and all Shires, £2,194. The averages for the three months ended 31st March, 1957, were Brisbane, £2,786; other Cities and Towns, £2,361; and all Shires, £2,160. These averages were higher than the corresponding figures for the three months ended 31st March, 1956, by 9.9, 3.9, and 7.6 per cent. respectively.

For the March quarter of 1957, the estimated cost of new dwellings approved in Brisbane averaged, per 100 square feet, £294 for brick or concrete, £253 for timber, and £215 for fibro-cement.

Volume of Building Approvals.

Index numbers of the volume of building approvals issued are shown in the following table. The indexes relate the volumes of the four principal types of work to one another and each to its own pre-war volume. A certain amount of estimation was necessary in preparing the figures, as (i) complete records of all building approvals in 1938 are not available, and (ii) data from various sources had to be used to estimate the rise in building costs from 1938 to 1947, but the indexes set out below should measure the volume of post-war building approvals with reasonable accuracy. All government work except that of the Queensland Housing Commission is excluded.

Index of Volume of Building Approvals.
(Base: Total of All Operations, 1938 = 100.)

Period.	New Dwellings. ^a	Other New Buildings. ^b	Alterations, &c., to Dwellings. ^b	Other Alterations, &c. ^b	All Approvals.
<u>Year-</u>					
1938	60	18	6	16	100
1947	155	10	9	6	180
1948	141	12	11	5	169
1949	146	9	11	6	172
1950	160	11	11	8	190
1951	174	15	12	11	212
1952	152	24	13	9	198
1953	141	40	14	9	204
1954	123	44	13	8	188
1955	111	61	12	11	195
1956	121	52	10	11	194
<u>Quarter Ended -</u>					
March, 1956 ..	96	45	8	10	159
June, 1956 ..	139	48	10	13	210
September, 1956	109	55	11	11	186
December, 1956	141	60	10	9	220
March, 1957 ..	92	38	8	7	145

a Based on actual numbers of dwellings approved, irrespective of variations in average floor area.

b Based on value of approvals issued, adjusted for price rises as follows:- 1938 to December, 1946, 110 per cent.; 1.3 per cent. per month to June, 1951; unchanged, July, 1951, to March, 1953; 0.8 per cent. per month, April, 1953, to date.

The total volume of building operations approved in the March quarter of 1957 was below even the low figure recorded in the corresponding quarter of 1956, and was the lowest recorded in any quarter since the war. It was, however, still 45 per cent. above the level of the pre-war year 1938.

In its distribution among different types of building, the recent quarter's figure was very similar to that for the first quarter of 1956. Dwellings approved were about 50 per cent. above their 1938 level but less than three-quarters of the level of approvals during the last nine months of 1956. Other new buildings showed the greatest variation from the first quarter 1956 level, falling 15 per cent. below it, and were little more than half those approved in the last quarter of 1956. Alterations &c. were near the volume of such work approved in the first quarter of 1956, but both for dwellings and other buildings they were lower than the levels reached in the middle of 1956.

The next table shows building approvals, including all governmental operations, for the ten years 1947 to 1956, and in each of the five most recent quarters.

Building Approvals, Queensland.
(Including All Governmental Operations.)

Period.	Dwellings.		Other Build- ings.	Total.	Dwellings.		Other Build- ings.	Total.			
	New.	Addi- tions, &c.			New.	Addi- tions, &c.					
Year-	Brisbane.					Other Cities and Towns. ^a					
	No.	£'000.	£'000.	£'000.	£'000.	No.	£'000.	£'000.	£'000.	£'000.	
	1947 ..	5,024	5,398	235	1,028	6,661	3,724	3,448	308	774	4,530
	1948 ..	4,928	6,074	309	1,255	7,638	3,113	3,424	373	1,058	4,855
	1949 ..	5,044	7,362	410	1,302	9,074	3,274	3,947	427	1,194	5,568
	1950 ..	5,805	9,352	571	2,331	12,234	3,595	4,877	528	1,315	6,720
	1951 ..	7,086	13,612	785	4,366	18,763	3,564	5,942	672	1,760	8,374
	1952 ..	6,505	12,923	871	4,527	18,321	3,268	5,567	786	2,340	8,693
	1953 ..	5,150	10,636	1,097	5,230	16,963	3,835	6,878	825	3,613	11,316
	1954 ..	4,359	9,835	1,148	8,304	19,287	3,394	6,658	909	4,658	12,225
	1955 ..	3,798	9,433	1,185	10,782	21,400	2,920	6,307	879	6,441	13,627
	1956 ..	3,960	10,912	1,060	10,281	22,253	2,850	6,499	870	6,692	14,061
Quarter-	1st, 1956	830	2,104	210	2,445	4,759	650	1,479	177	1,499	3,155
	2nd, 1956	1,247	3,745	280	2,276	6,301	639	1,456	200	2,119	3,775
	3rd, 1956	856	2,325	307	2,522	5,154	734	1,646	263	1,646	3,555
	4th, 1956	1,027	2,738	263	3,038	6,039	827	1,918	230	1,428	3,576
	1st, 1957	733	2,043	265	1,865	4,173	618	1,458	162	1,391	3,011
Year-	Rest of State.					Total Queensland.					
	1947 ..	3,601	2,614	386	896	3,896	12,349	11,460	929	2,698	15,087
	1948 ..	3,439	2,875	560	945	4,380	11,480	12,373	1,242	3,258	16,873
	1949 ..	3,337	3,329	666	1,165	5,160	11,655	14,638	1,503	3,661	19,802
	1950 ..	3,367	3,802	592	1,250	5,644	12,767	18,011	1,691	4,896	24,598
	1951 ..	3,550	4,996	784	1,467	7,247	14,200	24,550	2,241	7,593	34,384
	1952 ..	2,458	3,447	703	2,038	6,188	12,231	21,937	2,360	8,905	33,202
	1953 ..	2,294	3,523	617	2,270	6,410	11,279	21,037	2,539	11,113	34,689
	1954 ..	2,211	3,872	566	3,622	8,060	9,964	20,365	2,623	16,584	39,572
	1955 ..	2,289	4,448	594	4,481	9,523	9,007	20,188	2,658	21,704	44,550
	1956 ..	2,845	7,060	536	4,330	11,926	9,655	24,471	2,466	21,303	48,240
Quarter-	1st, 1956	441	896	113	919	1,928	1,921	4,479	500	4,863	9,842
	2nd, 1956	884	2,270	134	1,233	3,637	2,770	7,471	614	5,628	13,713
	3rd, 1956	573	1,180	140	1,122	2,442	2,163	5,151	710	5,290	11,151
	4th, 1956	947	2,714	149	1,056	3,919	2,801	7,370	642	5,522	13,534
	1st, 1957	500	1,083	121	692	1,896	1,851	4,584	548	3,948	9,080

^a Until the end of 1949, all provincial Cities and nine selected Towns; there-
after, all provincial Cities (11) and Towns (10).

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BRISBANE.

27th May, 1957.